083.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,900 / 658,900
					USE VALUE:	658,900 / 658,900
					ASSESSED:	658,900 / 658,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARCZ TIMOTHY
Owner 2:	SULLIVAN JESSICA
Owner 3:	
Street 1:	45 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CROSBY VIRGINIA MARIE -
Owner 2:	-
Street 1:	45 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1570 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	254,700	5,200	399,000	658,900
Total Card	0.115	254,700	5,200	399,000	658,900
Total Parcel	0.115	254,700	5,200	399,000	658,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.79 | /Parcel: 419.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 51712

GIS Ref

GIS Ref

Insp Date 10/19/18

!6740!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,700	5200	5,000.	399,000	658,900	658,900	Year End Roll	12/18/2019
2019	101	FV	223,400	4400	5,000.	393,300	621,100	621,100	Year End Roll	1/3/2019
2018	101	FV	223,400	4400	5,000.	302,100	529,900	529,900	Year End Roll	12/20/2017
2017	101	FV	223,400	4400	5,000.	285,000	512,800	512,800	Year End Roll	1/3/2017
2016	101	FV	223,400	4400	5,000.	262,200	490,000	490,000	Year End	1/4/2016
2015	101	FV	211,100	4400	5,000.	245,100	460,600	460,600	Year End Roll	12/11/2014
2014	101	FV	194,400	4400	5,000.	225,700	424,500	424,500	Year End Roll	12/16/2013
2013	101	FV	194,400	4400	5,000.	225,700	424,500	424,500		12/13/2012

PRINT

Date	Time
12/10/20	21:27:54

LAST REV

Date	Time
07/22/19	10:56:40

apro

PAT ACCT. 6740

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROSBY VIRGINIA	1411-98		2/6/2012	Mult Lots	432,000	No	No		
VISCOMI VIRGINI	1225-31		8/1/2000	Family	1	No	No	4	
VISCOMI ANTHONY	1215-103		12/16/1999	Family	1	No	No		
	13453-258		6/1/1978		40,000	No	No		Y

USER DEFINED

Prior Id # 1:	51712
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2014	665	Redo Kit	14,800					
6/26/2012	796	Wood Dec	4,800					DECK REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
6/26/2014	Info Fm Prmt	PC	PHIL C
5/6/2012	MLS	EMK	Ellen K
2/5/2008	Meas/Inspect	189	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	74500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346024
Depreciation:	91350
Depreciated Total:	254674

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

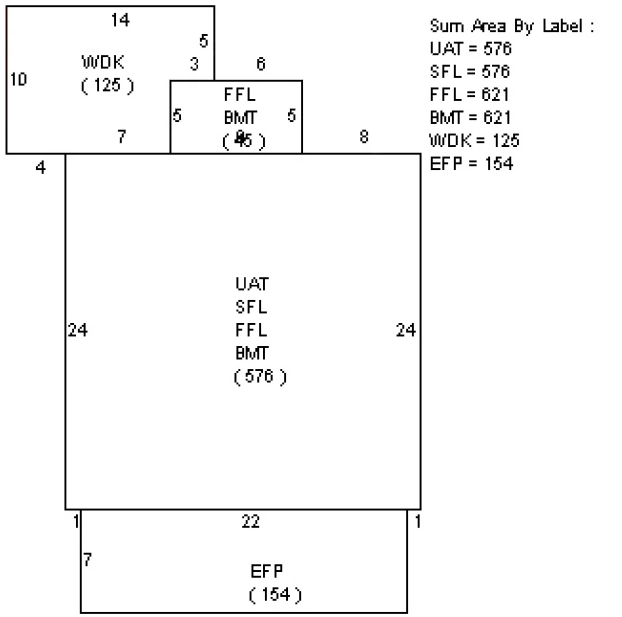
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	113.65
Final Total:	254700	Val/Su SzAd	212.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	621	72.440	44,988
FFL	First Floor	621	173.730	107,885
SFL	Second Floor	576	173.730	100,067
EFP	Enclos Porch	154	44.450	6,845
UAT	Upper Attic	144	69.490	10,007
WDK	Deck	125	13.860	1,732

Net Sketched Area:	2,241	Total:	271,524
Size Ad	1197	Gross Are	2673	FinArea	1570
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	101			4,400			4,400
2	Frame Shed	D	Y	1	10X8	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	11X20	A	AV	2010	3.95	T	7.2	101			800			800

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200